



±29,064 SF INDUSTRIAL SERVICE BUILDING ON ±4.95 AC FOR SALE AND LEASE
7102 W SHERMAN ST. PHOENIX, AZ 85043

AVAILABLE FOR OCCUPANCY JUNE 1, 2027



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PROPERTY OVERVIEW

±29,064

Service Building

±4.95 AC

Site Size

A-1, Light Industrial

Zoning

Heavy Power

2,000 AMPS, 480V and 208V, 3-Phase Service

PROPERTY HIGHLIGHTS

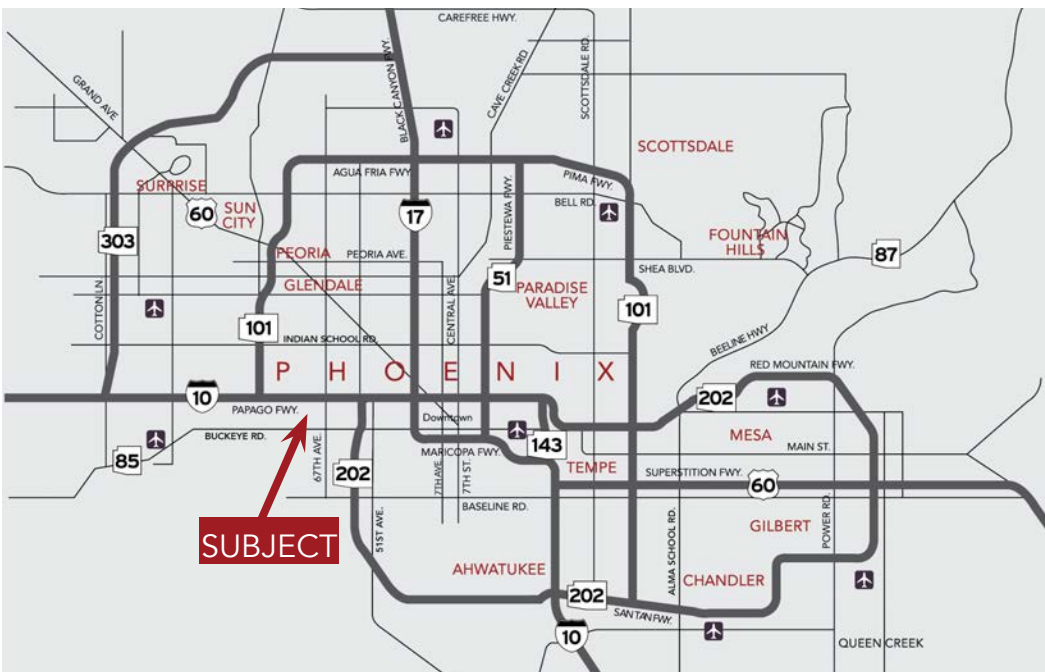
- Covered and Surface Parking - 47 Marked Spaces, 3 ADA
- Dedicated ±3.3 AC Yard

±24,625 SF SHOP

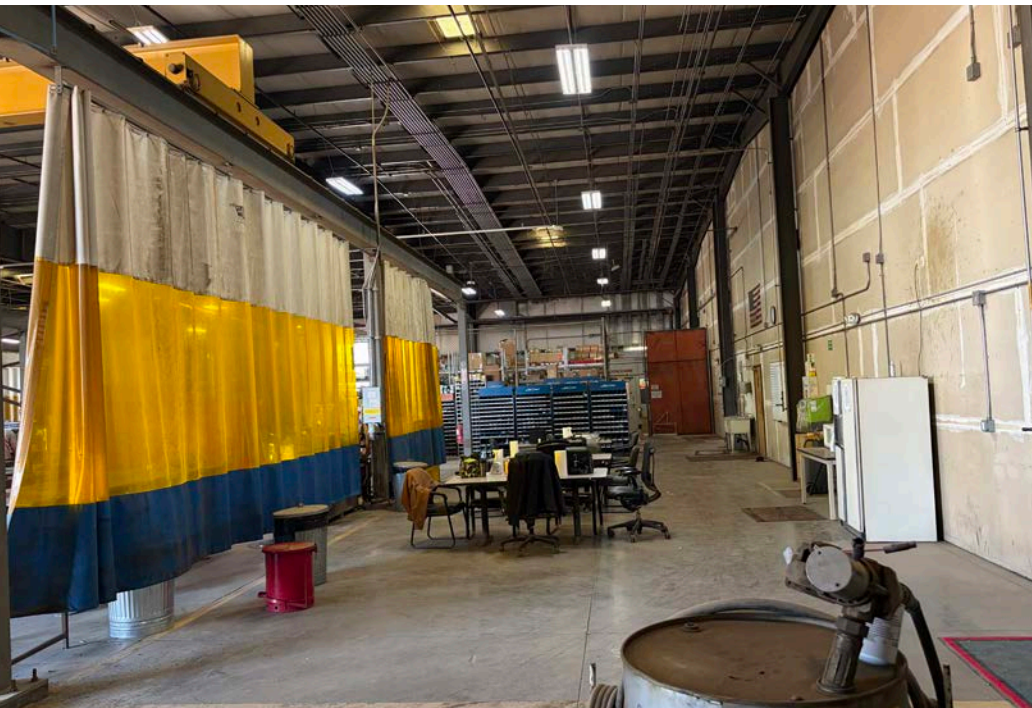
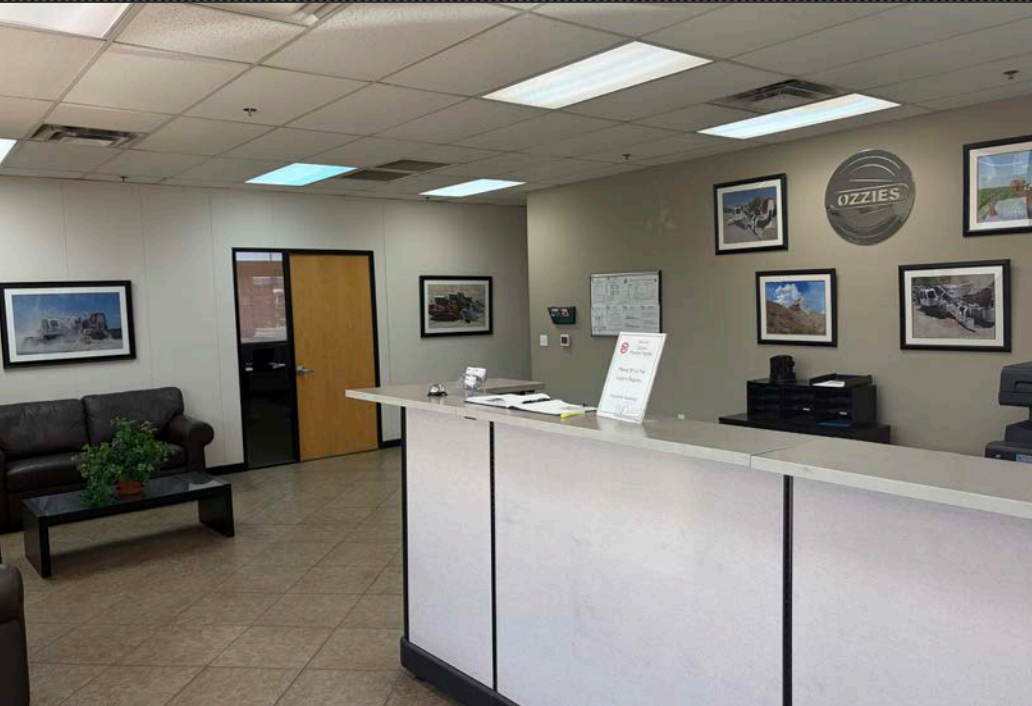
- 18-22' Clear Height
- Eight (8) Grade Level Doors
 - » Four (4) 16' x 16'
 - » Four (4) 16' x 15'
- Two (2) Shop Offices
- Two (2) 10-Ton Cranes
- Paint Booth
- Shop Restroom
- Automatic Gates
- Seven (7) Roof Mounted EVAP Coolers

±4,439 SF OFFICE

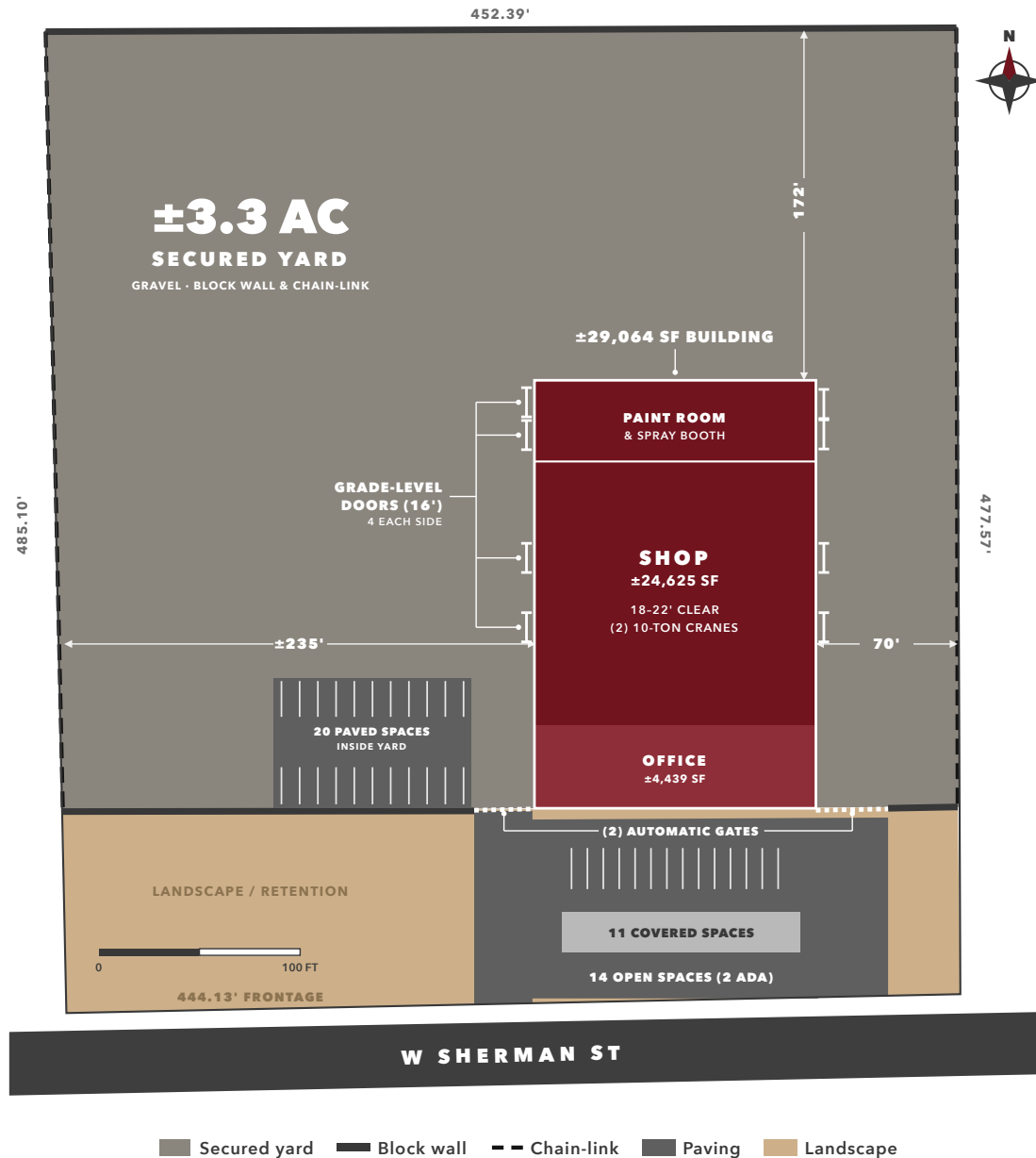
- Breakroom
- Kitchenette
- Three (3) Restrooms (One ADA Compliant)
- Large Bullpen Area
- Five (5) Private Offices
- Five (5) Roof Mounted HVAC Units



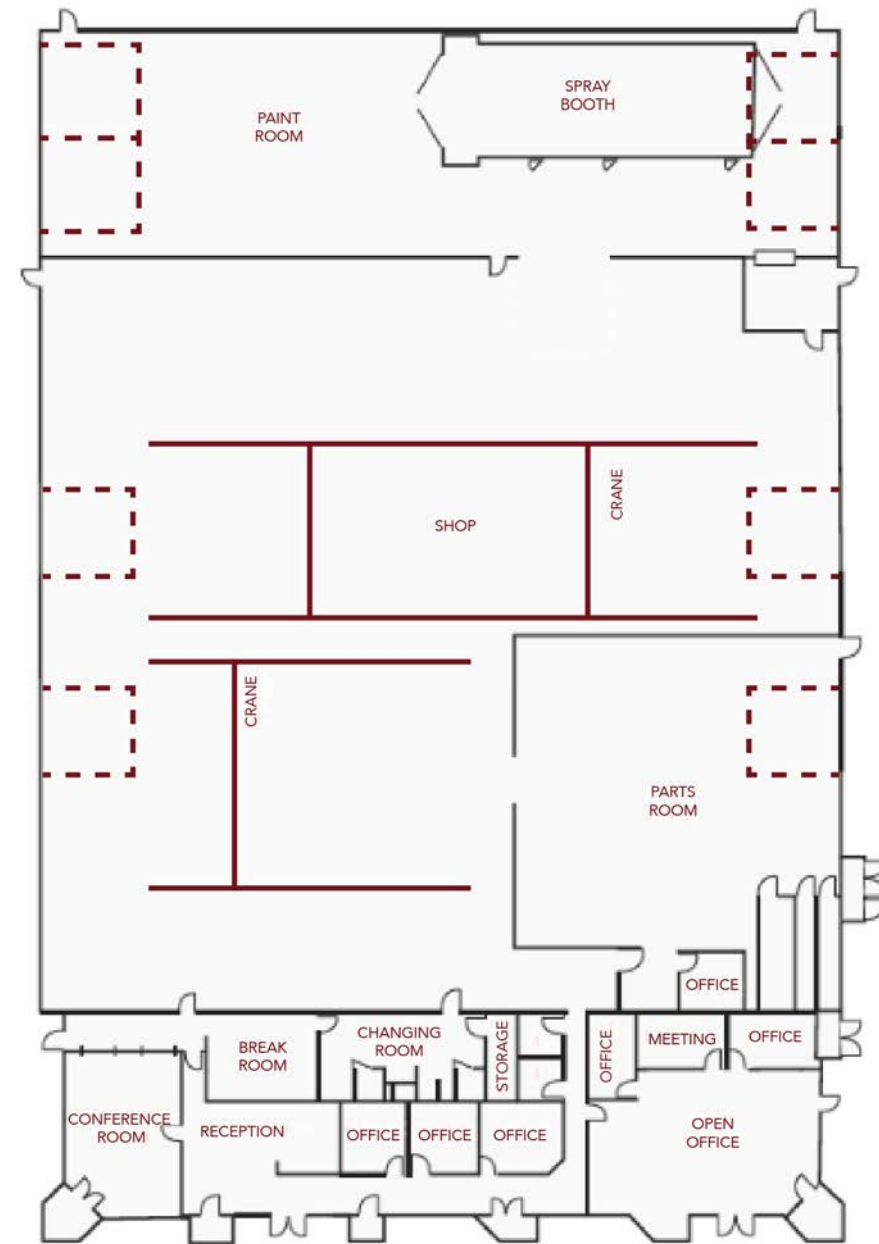




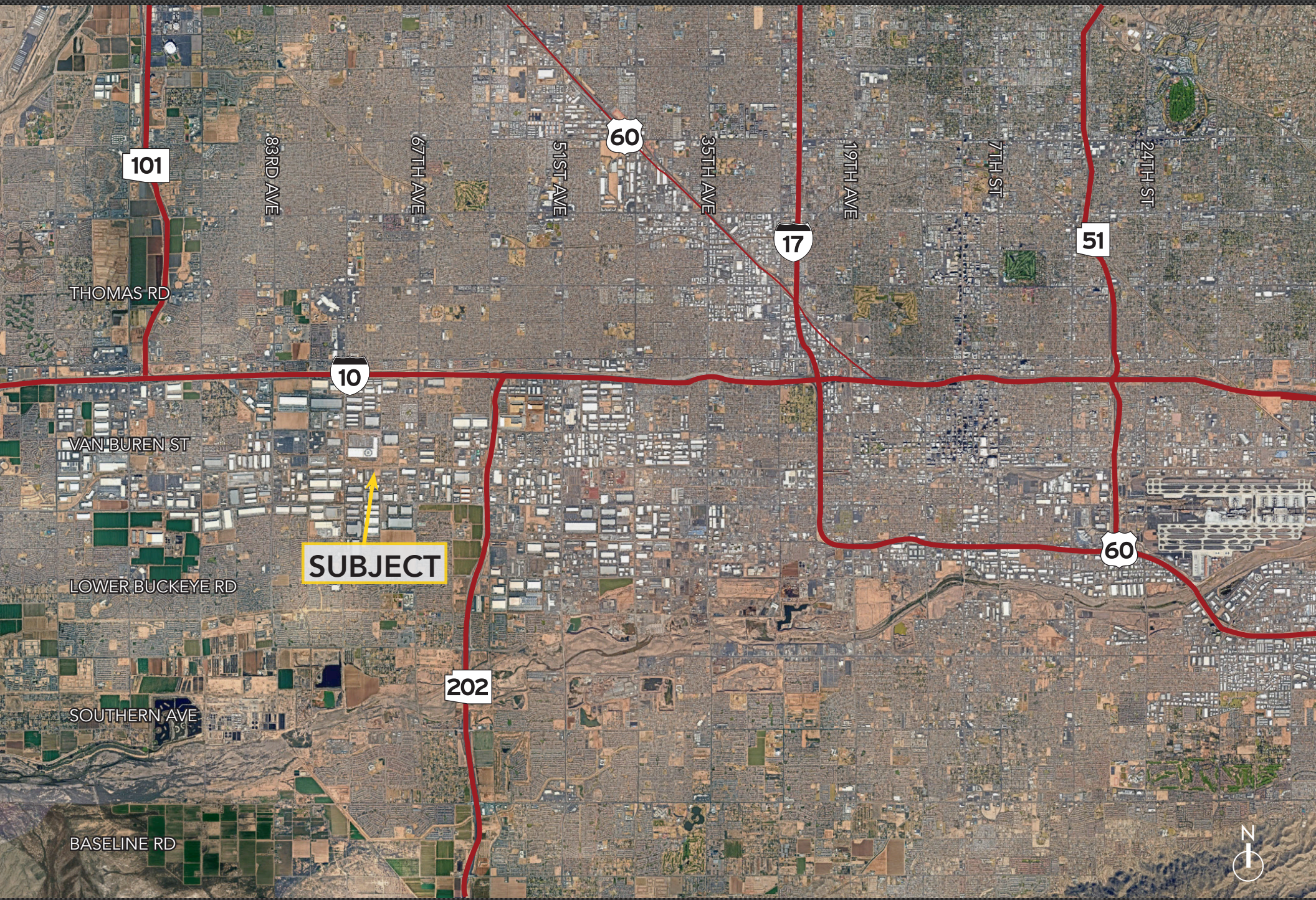
SITE PLAN



FLOOR PLAN







**DISCLAIMER:**

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